

## **CONDITIONAL USE ANALYSIS**

### **July 22, 2009**

**C-18-2009**

**Marty Reese – Dance Club/Concert Hall  
1784 West 2300 South  
M Zone (1.02 Acres)**

The following application was continued from the July 8<sup>th</sup>, 2009 hearing to allow time for staff to provide pictures of the site and further information on the parking lot agreement.

The applicant, Marty Reese, is requesting a conditional use permit for dance club/concert hall. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Industrial uses for this area. The surrounding zones are M and the surrounding uses include office/warehouses.

Mr. Reese is proposing to utilize 3,500 square feet of an existing building for dances, private parties and to host live music events. The remaining portion of the building is used by Advanced Media Solutions, which is a company that does CD/DVD duplication, replication, packaging and printing.

The primary purpose of this facility is to host events for all ages. Therefore, Mr. Reese is not applying for any type of alcohol/liquor license. They would however like the ability to rent out the facility to private parties, which may or may not bring in alcohol during a catered event. These events would not be open to the general public and would only be attended by people on an invitation only basis.

Parking is typically a concern for this type of use and one parking space per 50 square feet is the minimum required. This proposal is approximately 3,500 square feet, which would require 70 parking spaces. There are approximately 25 spaces on site, however the back parking area opens into a larger shared parking area behind several adjacent properties. The facility will typically operate from 5 p.m. – Midnight and most of the businesses in the area are closed at this time so there will be parking available for this use. The applicant has indicated that there is a parking agreement with the adjacent land owners allowing him to use these spaces. This agreement must be recorded with Salt Lake County and a copy of the agreement must be submitted for our files.

The parking area has very little lighting available, therefore staff recommends that portable lights be provided during events to enhance security in these areas. The light levels shall meet the minimum standards set forth in section 7-9-114 of the West Valley City Municipal Code.

The applicant has indicated that Private Security will be available at every event and the West Valley City Police Department has indicated that additional personal will not be necessary at this time.

The West Valley City Fire and Building Inspection Departments will review the facilities to determine the maximum occupancy allowed in the building. The occupancy will most likely end up around 300 people.

This facility is in a Manufacturing zone and is not adjacent to any residential uses. Therefore the hours of operation will not be restricted per section 7-6-102 of the West Valley City Municipal Code.

The applicant has indicated they will not have a monument sign on the property but they may have a wall sign in the future. Any wall signs would be required to meet the West Valley City Sign standards.

**Staff Alternatives:**

**Approval**, subject to any conditions raised during the hearing as well as the following:

1. This facility shall be permitted to host dances, private parties and live music events. Alcohol is not permitted at any event unless it is a private party where guests attend by invitation only and the event shall not be open to the general public.
2. This use shall meet the requirements of all effected departments and agencies including, but not limited to the following:
  - (a) The occupancy requirements set forth by the West Valley City Fire and Building Inspection Departments.
  - (b) The noise ordinance standards set forth by the Salt Lake Valley Health Department
  - (c) Security guidelines per the West Valley City Police Department
3. The parking for this use must be located in properly designated parking areas and must be located on asphalt or concrete as approved by West Valley City.
4. Any shared parking must meet the standards set forth in 7-9-106 of the West Valley City Code, including a recorded shared parking agreement for the parking spaces on adjoining properties.
5. Lighting shall be provided in all parking areas during any event according to the standards set forth in section 7-9-114 of the West Valley City Municipal Code.
6. Security shall be present at every event.

7. No business shall be conducted on the premises after 12:00 a.m. and the parking lots must be closed and vacated within thirty (30) minutes of closing by security personnel.
8. All signage shall meet the requirements set forth in the West Valley City Sign Ordinance.
9. This use is subject to review upon a valid complaint.

**Continuance**, to allow time for the applicant to resolve any issues raised at the public hearing.